

# Fords.

SALES | LETTINGS | NEW HOMES

The Chimes High Wycombe HP12 3HR



## The Chimes High Wycombe HP12 3HR

**£625,000**

A beautifully presented, interior-designed four-bedroom, two-bathroom detached family home, discreetly positioned at the end of a quiet cul-de-sac. This exceptional property has been extensively renovated to an outstanding standard, showcasing a striking shaker-style kitchen, bespoke fitted cabinetry throughout, and thoughtfully landscaped front and rear gardens.

## Description

Upon entering, you are welcomed by a spacious central hallway, with stairs rising to the first floor. The hallway provides access to a generous sitting room featuring a bay window to the front, a convenient downstairs cloakroom, and the impressive open-plan kitchen/dining space.

Undoubtedly the heart of the home, the bespoke kitchen is finished in porcelain white and stone-grey shaker cabinetry, complemented by Silestone quartz worktops in 'Yukon' and 'Negro Anubis'. A large central island with seating for five, under-counter and plinth lighting, and a range of high-spec integrated appliances - including two steam-combi ovens, wine cabinet, and Quooker tap.

Further accommodation on the ground floor includes a separate home office, utility room, and a spacious conservatory opening onto the rear garden.

Upstairs, there are four well-proportioned bedrooms, all benefitting from fitted wardrobes, alongside a contemporary family bathroom. The principal bedroom enjoys a stylish en-suite shower room, complete with a Mirostone vanity unit, walk-in shower, and WC.

The rear garden has been thoughtfully redesigned to provide a tranquil, south-west-facing outdoor space - perfect for relaxing or entertaining. Predominantly laid with porcelain paving, it features raised planters with low-maintenance planting, a raised decked area ideal for enjoying the evening sun, a water feature pond, and three storage sheds.

Additional benefits include gas central heating via an annually serviced boiler, underfloor heating throughout the ground floor, UPVC double glazing, garage storage, and a 14-panel 4kW solar system.



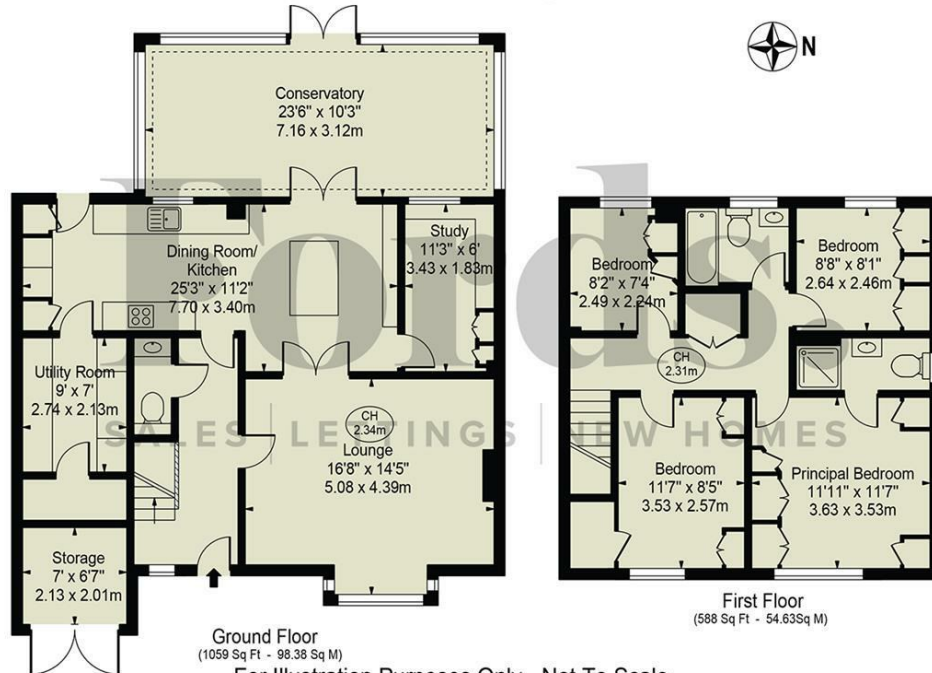
# Floor Plans

## The Chimes

Approx. Gross Internal Area 1601 Sq Ft - 148.74 Sq M

(Excluding Storage)

Approx. Gross Internal Area Of Storage 46 Sq Ft - 4.28 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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# Area Map



# Energy Performance Graph

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs	100+	100+
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	